



**105 South Shore View  
Chestermere, Alberta**

**MLS # A2191573**



**\$1,249,900**

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,064 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Range Hood in Spice Kitchen

Showhome Hours: Monday to Thursday 2 to 8pm, Weekends and Holidays 12-5pm, Closed Friday! ANOTHER JEWEL BY GREEN CEDAR HOMES! THIS SHOWHOME IS SOMETHING OUT OF A MOVIE! GORGEOUS EXTERIOR WITH AN ABSOLUTELY STUNNING INTERIOR! BEDROOM AND FULL BATH ON MAIN! WET BAR! MASTER WITH TRAY CEILINGS! THIS HOME IS JUST FULL OF UPGRADES! This home boasts over 4200 SQ FT of Quality Luxurious Living Space with 7 Bedrooms, 5 FULL Baths and Attached Triple Garage! Open Floorplan Concept is very well adapted into this home! Main floor offers a dining, family room with fireplace, eating nook, Gourmet Kitchen as well as a BEDROOM AND FULL BATH! The Gourmet Kitchen is a chef's dream, featuring a Kitchen Island, Stainless Steel Appliances, A SPICE KITCHEN AND PANTRY FOR ADDITIONAL STORAGE! What more can you ask for!!! In addition to this, the BEDROOM AND FULL BATH ON THE MAIN FLOOR IS AN AMAZING FEATURE FOR FAMILIES WITH ELDERLY INDIVIDUALS! On the upper level you will find a bonus room with TRAY CEILINGS, 4 Bedrooms and 3 FULL Baths (ensuite included). Of the 4 bedrooms, 1 is the Master that comes with TRAY CEILINGS, 5 PC ENSUITE AND AMAZING W.I.C! 2 of the remaining 3 bedrooms, share Jack and Jill access to a bathroom (DIRECT ACCESS TO FULL BATHROOM)! The laundry feature is conveniently located on the upper level. It does not end here, make your way to the FULLY FINISHED BASEMENT that offers a REC ROOM WITH WET BAR, 2 bedrooms and a FULL Bath! The basement is your own little getaway at home! This home is located in BRAND NEW DEVELOPING NEIGHBORHOOD AND IS FILLED WITH AWESOME FEATURES AND UPGRADES! Easy Access to multiple amenities in the newly

developed plaza in Kinniburgh! Easy Access to parks, schools, shopping and more! AMAZING VALUE! GREAT OPPORTUNITY!